



OFFICE OF DESIGN &amp; CONSTRUCTION SERVICES

SANTA BARBARA, CALIFORNIA 93106-1030

**ANNOUNCEMENT TO LEVEL 1 PREQUALIFIED BIDDERS**

10 JULY 2012

Subject: DAVIDSON LIBRARY ADDITION AND RENEWAL, BLDG. 525  
PROJECT NO. FM120522L/ 981230  
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

**LEVEL 1 PREQUALIFIED BIDDERS**

The following prospective CM/Contractors have successfully achieved Level 1 Prequalification status and will be permitted to participate in the Level 2 Prequalification process.

Firm Name	City/State/ Zip
C.W. Driver	Pasadena, CA 91107
DPR Construction	Newport Beach, CA 92660
Gilbane Building Company	San Diego, CA 92130
Hunt Construction Group, Inc.	Irvine, CA 92614
Kitchell	Summerland CA 93067
McCarthy Building Companies, Inc.	Newport Beach, CA 92660
PCL Construction Services, Inc.	Glendale, CA 91203
Penta Building Group	Stevenson Ranch, CA 91381
Rudolph and Sletten, Inc.	Irvine, CA 92606
Swinerton Builders	Los Angeles, CA 90017

**SUBMITTAL OF LEVEL 2 SUPPLEMENTARY MATERIALS**

Each CM/Contractor (or "Bidder") listed above must submit five (5) completed copies of the following Level 2 supplementary materials:

Proposed Staff Submittal (see Exhibit 'A')

The submittal package must be received at the following address no later than 2:00 PM on 23 July 2012:

Greg Moore, Associate Director  
University of California, Santa Barbara  
Facilities Management, Bldg. 439, Room "E"  
Santa Barbara, CA 93101

## **LEVEL 2 INTERVIEWS**

The Level 2 Prequalification process will consist of an interview conducted by a Review Panel consisting of five University personnel. The interviews will take place at the UCSB campus during the week of 30 July. Days and times for interviews will be decided by lottery at the mandatory site visit.

CM/Contractor interviews will be structured to accommodate a 45-minute presentation during which the CM/Contractor will address, at minimum, the following:

We expect that each specific topic will be addressed by your team member who would lead the corresponding activities during the project process. Please provide 5 copies of a "leave behind" document that includes your interview presentation.

### **I. Overview of the Firm**

### **II. Project Organization / Roles of Team Members and their Resumes**

- The reasons for selecting the key members of the Project team, their past experience and the specific benefits this team brings to the University and this Project.

### **III. Project Delivery: Preconstruction Services**

- Process used to keep the project within budget i.e. estimating, value engineering, constructability reviews, and complete bid packages.
- Ability to develop aggressive (but realistic) project schedules and a process for continuous time management to meet established project milestones.
- Challenges and opportunities for phasing this particular project.
- How does your firm see the current/future bidding environment for this project and how will you manage the bidding process, specifically outreach and prequalification?
- How will your firm approach the use of BIM in preconstruction?

### **IV. Project Delivery: Construction**

- Experience with contracting and management of work in occupied spaces.
- Process for schedule management during construction. Use of lean construction techniques (such as 'Last Planner') and how they interrelate to schedule and production management during construction.
- Process for collaboration and integration of entire project team; including Owner, CM/GC, A/E, Subcontractors, Vendors and others.
- Process for quality control during construction.
- Process for document management during construction. How does BIM impact document management specific to shop-drawings, RFIs and change orders?

## V. Comparable Projects

- Overall experience with construction of comparable projects that provides a basis for the determination that the CM/Contractor is qualified to perform this Project. Expand upon the basic information provided in Level 1 to explain the nature of the past experience and how it relates to this Project. Provide specific examples from past projects that relate to or are similar in scope/complexity/design of the Project. Specifically address any projects where the work had to accommodate the need to keep an occupied building fully functional during construction.

## VI. Wrap Up

- At the conclusion of the presentation the members of the Review Panel will take 20-30 minutes to ask questions of the CM/Contractor team. The questions are not necessarily limited to the items in the presentation but may cover any issue included in the Prequalification Questionnaire and any related subject. As one example, the references given and the projects listed in the responses will be verified and questions may arise as a result.

The following members of the CM/Contractor team must be present for the interview:

Project Executive responsible for the successful delivery of the project  
Full-Time Project Manager  
Full-Time Project Superintendent

## UNIVERSITY SCORING AND EVALUATION

Subsequent to the interviews, the Review Panel will evaluate each CM/Contractor based on materials submitted by each firm, information presented in the interviews, and reference checks. The evaluation will take the form of points assigned in each of these areas. CM/Contractors receiving 140 points or more out of a total of 220 points available will be prequalified and allowed to submit a bid.

## PROJECT INFORMATION & MANDATORY SITE VISIT

CM/Contractors must familiarize themselves with the materials below prior to the interviews. Any questions must be submitted in writing to Greg Moore no later than 2:00 p.m. 23 July 2012. Responses, if any, will be addressed to all CM/Contractors prior to the interviews.

- a. Plans and specifications, approximately 95% complete, will be issued at:

Tri-Co Blue Print and Supply  
513 Laguna Street  
Santa Barbara, CA 93101  
Ph: (805) 966-1701 Fax: (805) 966-9484

FAX your request for plans and specifications to Elisa at Tri-Co, or request /download them through the Tri-Co online plan room at <http://www.tricoblue.com/>.

Prospective bidders will receive one set of plans at no charge. Arrangement for payment and receipt of plans should be made directly with Tri-Co.

- b. An outline scope of pre-construction services includes, but is not limited to:
  - 1. Development of construction schedule logistics, milestones and phasing plan.
  - 2. Constructibility review including BIM modeling and clash detection.
  - 3. Validate the current cost estimate and participate in Value Engineering workshops, to the extent necessary.
  - 4. Development of bid packages.
  - 5. Subcontractor trade prequalification.
  - 6. Bid package bidding and award.
- c. There will be a mandatory Level 2 Site Visit on 17 July 2012 at 10:00 a.m. in Davidson Library Conference Room 2523. Each firm's proposed Project Manager and Project Superintendent must attend the mandatory Level 2 Site Visit. Please limit firm attendees to no more than three (3) people. Any Level 1 prequalified firm that does not attend the mandatory Level 2 Site Visit will be eliminated from further consideration in the prequalification process.

Should you have any questions or comments regarding the foregoing issues, please feel free to contact me.

Sincerely,



Greg Moore  
Associate Director, Contracting Services

Attachment(s): Exhibit A - Proposed Staff Submittal  
Exhibit B - Project Data Sheet

cc: John Wolever, Director  
Karl Burrelsman, University Representative

**EXHIBIT 'A'**  
**PROPOSED STAFF SUBMITTAL**

Your firm will be required to certify that all of the following key personnel are committed to the project at the time of Level 2 Prequalification.

**A. PROJECT EXECUTIVE RESPONSIBLE FOR SUCCESSFUL DELIVERY OF THE PROJECT:**

(Note: This individual will be required to attend the Level 2 interview)

1. The name of the specific Project Executive to be committed to this project and continuously retained throughout this project is:

\_\_\_\_\_  
(Attach resume)

2. Employed by this firm: \_\_\_\_\_ years

3. Present position/job function within firm: \_\_\_\_\_

4. Years in present position/job function: \_\_\_\_\_ years

5. The Project Executive named above was assigned to the following comparable projects:

Project:

Construction Cost:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

6. NOTE: IF THE ABOVE DESIGNATED INDIVIDUAL DID NOT WORK IN THIS CAPACITY ON COMPARABLE PROJECTS FOR WHICH PROJECT DATA SHEETS HAVE ALREADY BEEN SUBMITTED BY YOUR FIRM, PLEASE PROVIDE A PROJECT DATA SHEET (SEE EXHIBIT 'B') FOR THE PROJECTS LISTED ABOVE.

B. FULL-TIME PROJECT MANAGER:

(Note: This individual will be required to attend the Level 2 interview)

1. The name of the specific Project Manager to be committed to this project and continuously retained throughout this project is:

\_\_\_\_\_  
(Attach resume)

2. Employed by this firm: \_\_\_\_\_ years

3. Present position/job function within firm: \_\_\_\_\_

4. Years in present position/job function: \_\_\_\_\_ years

5. The Project Manager named above was assigned to the following comparable projects:

Project:

Construction Cost:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

6. NOTE: IF THE ABOVE DESIGNATED INDIVIDUAL DID NOT WORK IN THIS CAPACITY ON COMPARABLE PROJECTS FOR WHICH PROJECT DATA SHEETS HAVE ALREADY BEEN SUBMITTED BY YOUR FIRM, PLEASE PROVIDE A PROJECT DATA SHEET (SEE EXHIBIT 'B') FOR THE PROJECTS LISTED ABOVE.

C. FULL-TIME PROJECT SUPERINTENDENT:

(Note: This individual will be required to attend the Level 2 interview)

1. The name of the specific Project Superintendent to be committed to this project on a full-time basis and continuously retained throughout this project is:

\_\_\_\_\_  
(Attach resume)

2. Employed by this firm: \_\_\_\_\_ years

3. Present position/job function within firm: \_\_\_\_\_

4. Years in present position/job function: \_\_\_\_\_ years

5. The Project Superintendent named above was assigned to the following comparable projects:

Project:

Construction Cost:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

6. NOTE: IF THE ABOVE DESIGNATED INDIVIDUAL DID NOT WORK IN THIS CAPACITY ON COMPARABLE PROJECTS FOR WHICH PROJECT DATA SHEETS HAVE ALREADY BEEN SUBMITTED BY YOUR FIRM, PLEASE PROVIDE A PROJECT DATA SHEET (SEE EXHIBIT 'B') FOR THE PROJECTS LISTED ABOVE.

D. FULL-TIME PROJECT ENGINEER:

(Note: It is optional for this individual to attend the Level 2 interview)

1. The name of the specific Project Engineer to be committed continuously to this project:

\_\_\_\_\_  
(Attach resume(s))

2. Employed by this firm: \_\_\_\_\_ years

3. Present position/job function within firm: \_\_\_\_\_

4. Years in present position/job function: \_\_\_\_\_ years

5. The Project Engineer named above were assigned to the following comparable projects:

Project:

Construction Cost:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

6. NOTE: IF THE ABOVE DESIGNATED INDIVIDUAL DID NOT WORK IN THIS CAPACITY ON COMPARABLE PROJECTS FOR WHICH PROJECT DATA SHEETS HAVE ALREADY BEEN SUBMITTED BY YOUR FIRM, PLEASE PROVIDE A PROJECT DATA SHEET (SEE EXHIBIT 'B') FOR THE PROJECTS LISTED ABOVE.



**EXHIBIT 'B'**  
**PROJECT DATA SHEET**

(A separate sheet must be prepared for each project submitted.)

1. Project Name: \_\_\_\_\_
2. Project Location: \_\_\_\_\_
3. Project Description: \_\_\_\_\_
4. Construction Type: \_\_\_\_\_
5. Size (gross sq. ft.): \_\_\_\_\_
6. Business name of entity which constructed and managed this project: \_\_\_\_\_  
\_\_\_\_\_
7. Did your firm act as a CM/Contractor during the entire project, providing pre-construction services and/or act as General Contractor during the construction phase for this project? (At least one (1) of the submitted projects must have included both performance of pre-construction services and performance as General Contractor.)  
  
YES ☐ NO ☐
8. How is this project comparable to the project to be bid? \_\_\_\_\_  
\_\_\_\_\_
9. Cost At Bid: \$ \_\_\_\_\_  
Cost At Completion: \$ \_\_\_\_\_
10. Describe the sources and/or causes of the above differences in costs with reference to the following categories:  

Document Problems:	\$ _____
Unforeseen Conditions:	\$ _____
Owner Generated Scope:	\$ _____
Regulatory Agency:	\$ _____
Other:	\$ _____

  
Explain Other: \_\_\_\_\_

11. Was construction of the project begun and completed within the last ten (10) years?

YES ☐

NO ☐

12. \_\_\_\_\_ Contract Time at bid date (Number of calendar days)

\_\_\_\_\_ Formally adjusted Contract Time (Number of calendar days; if not adjusted, state "Not Applicable")

\_\_\_\_\_ Actual Elapsed Time between issuance of Notice To Proceed and date of final completion (Number of calendar days)

If completion did not occur within the Contract Time at bid date or within the formally Adjusted Contract Time, then explain the reason or reasons for the delay:

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13. Were either liquidated damages or actual damages for delay assessed on this project?

YES ☐

NO ☐

14. Did the project require construction management services prior to construction?

YES ☐

NO ☐

15. Name of Project Manager: \_\_\_\_\_

16. Name of Project Superintendent: \_\_\_\_\_

17. Name of Project Engineer: \_\_\_\_\_

18. Did your firm self-perform any of the work?

YES ☐

NO ☐

If yes, please specify the trades you self-performed

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Client Firm Name: \_\_\_\_\_

Client Contact: \_\_\_\_\_ Title: \_\_\_\_\_

Client Address: \_\_\_\_\_

Client City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Client Phone: (     ) \_\_\_\_\_ Fax: (     ) \_\_\_\_\_

Client E-mail Address: \_\_\_\_\_

Architect/Engineer/  
Consultants: \_\_\_\_\_

Architect/Engineer  
Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect/Engineer  
E-mail Address: \_\_\_\_\_

*(Attach additional pages with other pertinent project information as necessary.)*